

# Unit 904 - City 24

904 - 380 NE 24 St, Miami, FL, Miami-Dade 33137

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11587436                         |
| Status:         | Closed                            |
| Size:           | 1,360 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: |                                   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$775,000                         |
| List PPSF:      | \$570                             |
| Valuated Price: | \$839,000                         |
| Valuated PPSF:  | \$617                             |

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 119 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

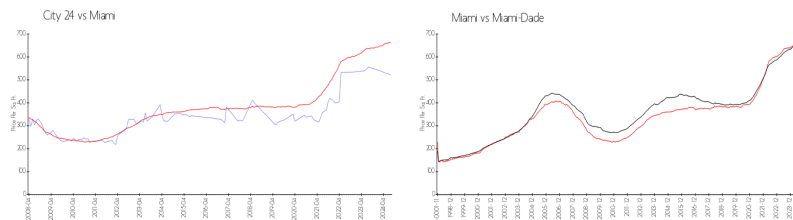
## Building Association Information

City 24 Condo Miami Condo Association  
2347 Biscayne Boulevard Miami, FL 33137  
(305) 438-1433

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 904    | 1,360 sq ft | Aug 2024     | \$750,000  | \$551 |
| 1010   | 1,036 sq ft | May 2024     | \$485,000  | \$468 |
| 503    | 659 sq ft   | Jan 2024     | \$367,500  | \$558 |
| 613    | 679 sq ft   | Dec 2023     | \$365,000  | \$538 |

## Market Information



|          |               |             |               |
|----------|---------------|-------------|---------------|
| City 24: | \$521/sq. ft. | Miami:      | \$664/sq. ft. |
| Miami:   | \$664/sq. ft. | Miami-Dade: | \$696/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| City 24    | 4% |
| Miami      | 4% |
| Miami-Dade | 4% |

## Avg. Time to Close Over Last 12 Months

|            |         |
|------------|---------|
| City 24    | 28 days |
| Miami      | 85 days |
| Miami-Dade | 85 days |

